



**Hayward
Tod**

Five self contained 2/3 bed properties | 1-5 Eden Bank (formerly Eden House) | Etterby | CA3 9QS
£695,000





An impressive detached property currently split in to five separate residences capable of generating significant rental income. (c.£42,000pa) Convenient north city location. Potential for owner occupation alongside holiday letting/long term rentals.

Rarely do properties of this nature come to the market. 1-5 Eden Bank was once a single dwelling, Eden House built in the 1800's and possessing a rich and grand history. In its current configuration the property comprises five separate dwellings, two of which are large apartments and the other three being two story houses. The property benefits from ample allocated and communal parking as well as communal outside space. Two of the properties also have their own private gardens. The convenience of the location is superb, being peaceful and readily accessible for riverside walks yet remaining just moments from the city centre and by-pass providing links to West Cumbria and the M6 motorway.

LOCATION Set high above the banks of the River Eden and with fishing rights on the same the property is accessible to the river and walks as well as being just a short walk from a convenience store, takeaway and bus route in to the city centre. Austin Friars private school is also within walking distance. A little further beyond this and a pleasant stroll beside the river is the city centre. The proximity of the city bypass allows for convenient access to the wider region, with junction 44 of the M6 being just a few minutes' drive and the A595/6 for West Cumbria also being close to hand.



The individual dwellings have a strong history of rental income and scope exists to increase this considerably to bring rents in line with the current market. The fishing rights included with the property make it a fisherman's paradise and this could be exploited via Airbnb or similar means. One of the units is currently owner occupied but could be let out should the new buyer not wish to live on site. Two of the units also benefit from solar panels. The properties are gas centrally heated with each unit having its own independent utilities supply.

UNIT ONE A spacious ground floor flat occupying the lower left hand side of the building and having the benefit of a private garden | Two bedrooms | Kitchen | Bathroom | Cloakroom | Living room | Solar Panels | Council Tax band B

UNIT TWO Large, three bed, first floor apartment overlooking the river | Ground floor entrance hall | Kitchen | Living room | En-suite bedroom | Two further bedrooms | Council Tax Band B

UNIT THREE Two storey house overlooking the communal parking and grounds | Kitchen | Spacious living room | Dining room | Bathroom | En-suite bedroom | Two further bedrooms | Council Tax band C

UNIT FOUR Two storey house accessed from the side of the property | open plan kitchen dining living | utility room | first floor bathroom | two-en-suite bedrooms | third bedroom | Council Tax band C

UNIT FIVE Accessed via the side and currently owner occupied | dining kitchen | living room | three bedrooms | first floor bathroom | private rear garden | gated yard and parking space | Solar Panels | Council Tax Band A



Floor plans to follow

Contact

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Agents note

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are

approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.